

Site Selection

The Governor's Permanent Residence Commission reviewed 36 potential sites within the general vicinity of the State Capitol as part of the site selection process. Appendix D contains a full listing.

For those sites considered having the greatest potential as a location for the Governor's Residence, specific characteristics were analyzed, including:

- Size of site
- Current use
- Security
- Adjacencies
- Project image and view corridors
- Relationship to State Capitol and surroundings
- Relocation alternatives and associated costs
- Demolition of existing improvements and site preparation
- Seismic rating of existing improvements
- Modernization costs for existing improvements
- General list of site-specific pros and cons

Additionally, a conceptual massing model was developed that reflects the programmatic needs of the Governor's Residence, and is discussed in greater detail in the Planning and Program Guide in Appendix B.



The Commission reviewed the four best sites, all on State-owned land, that had been identified as possible locations for the Governor's Residence. The strengths and weaknesses of each of these sites are fully discussed.

Legislative Office Building and parking site

10th, 11th, N, O Streets

Employment Development Department site

8th, 9th, Capitol Mall, N Streets

Future Department of Transportation Office building site

11th, 12th, P, Q Streets

Food and Agriculture Headquarters and Annex site

12th, 13th, N, O Streets

The following pages also contain the assessment information on each site, including:

- Map indicating the site location and the nearby State parking facilities (including number of parking spaces)
- Site status
- Architectural and Security Analysis
- Site Analysis and Estimated Costs
- Conceptual massing

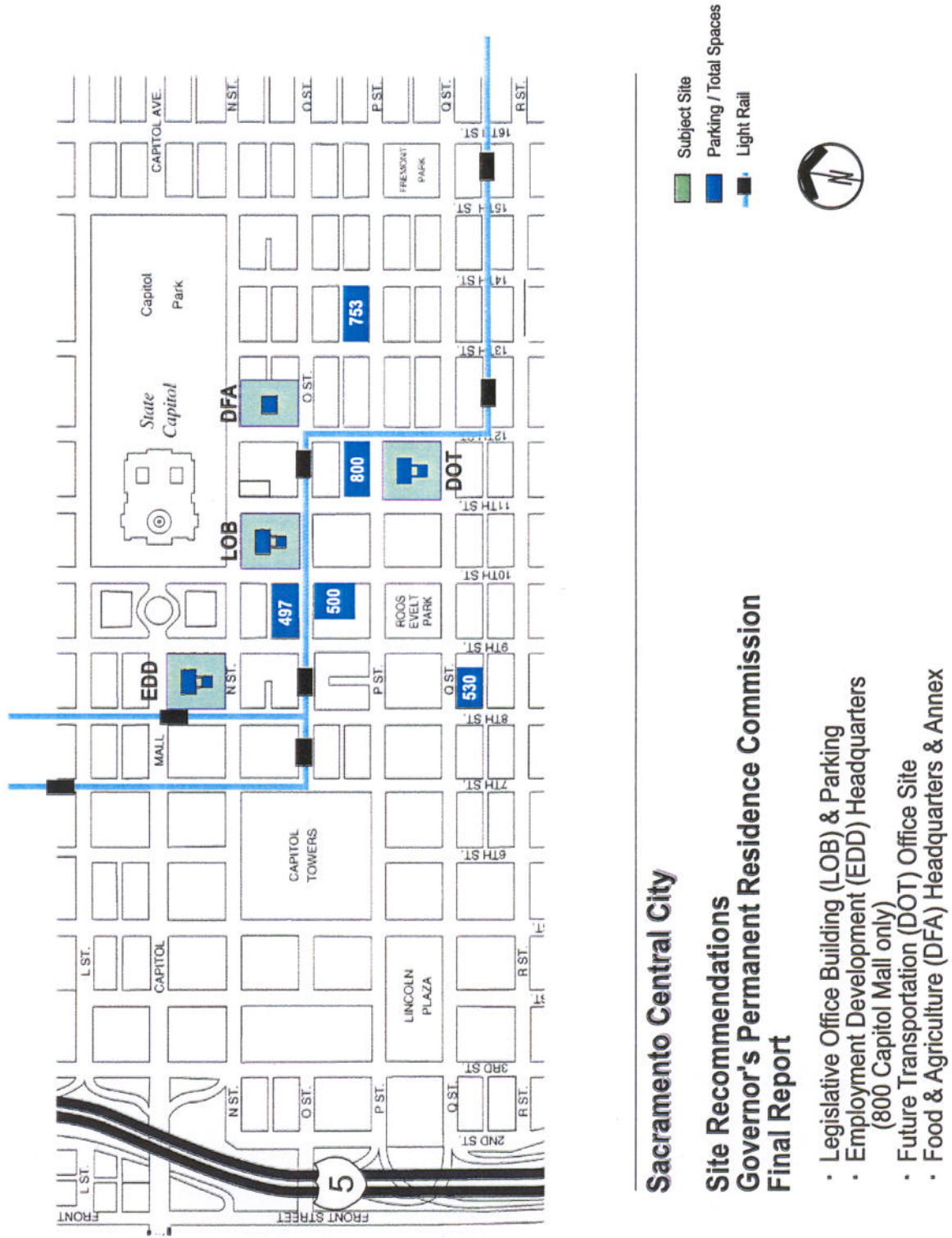
Three of the sites have aging State office buildings that are approaching the end of their useful lives. Therefore, major renovations will be required within the near future. These likely building upgrades are listed in the Site Analysis and Estimate Costs chart for each site.

The Commission voted to recommend only two of the above sites for further consideration to the Legislature:

Legislative Office Building and parking site

Employment Development Department site










Sacramento Central City

Legislative Office
Building & Parking
[10th, 11th, N, O streets]

-  Subject Site
-  Parking / Total Spaces
-  Light Rail



Legislative Office Building & Parking

Location: 10th, 11th, N, O Streets
Current Use: Legislative Office Building (240,000 GSF)
137 surface parking spaces
Ownership: State of California
Size: 2.5 acres
Comments: Annex building on southern half of block was demolished due to seismic considerations. Use of entire block would require demolition of existing state office building at 1020 N Street. Building listed on California Register of Historical Resources.

Pros:

- Full block site possible (2.5 acres).
- Closest site to State Capitol.
- Sight lines to State Capitol.
- Surrounding mid-rise state-owned office buildings provide appropriate scale.
- Parking structure for events immediately west of site.

Cons:

- Significant demolition cost and relocation issues.
- Loss of future state office building site.
- Building listed on California Register of Historical Resources.
- Loss of 137 surface parking spaces.
- Light rail noise (south).



Architectural & Security Analysis

Legislative Office Building
& Parking
(10th, 11th, N, O)

A. Site Size	2.5 acres
B. Relationship to Capitol	Capitol Park begins across 10 th Street. Direct access to the south portico of State Capitol.
C. Relationship to Surroundings	Situated between two state-owned buildings (mid-rise to the east; low-rise to the west). Two new buildings to the south. Capitol Park to the north. Service entrance for the proposed project should be located on the east, facing the five-story Transportation building.
D. Image	Open space and lower scale of buildings to the north and west would enhance the proposed project.
E. View Corridor	Good sight lines north to the State Capitol, Library & Courts Building, and Unruh Building. Public would have point of reference between State Capitol and the Residence when approaching from any direction.
F. Security Considerations	<p>Level Four Rating (<i>poses significant risks for the Governor's Protective Services Detail and would require major design concessions if the site were selected</i>).</p> <p>Issues: Heavy vehicular and pedestrian traffic surrounds the site. Light rail to the south and bus stops to the east. Significant "look down" issues from the south, east, and westerly directions. Demonstrations from the Capitol would naturally spill over to the Residence posing additional security issues for protective services and privacy issues for the First Family.</p>

Site Analysis &

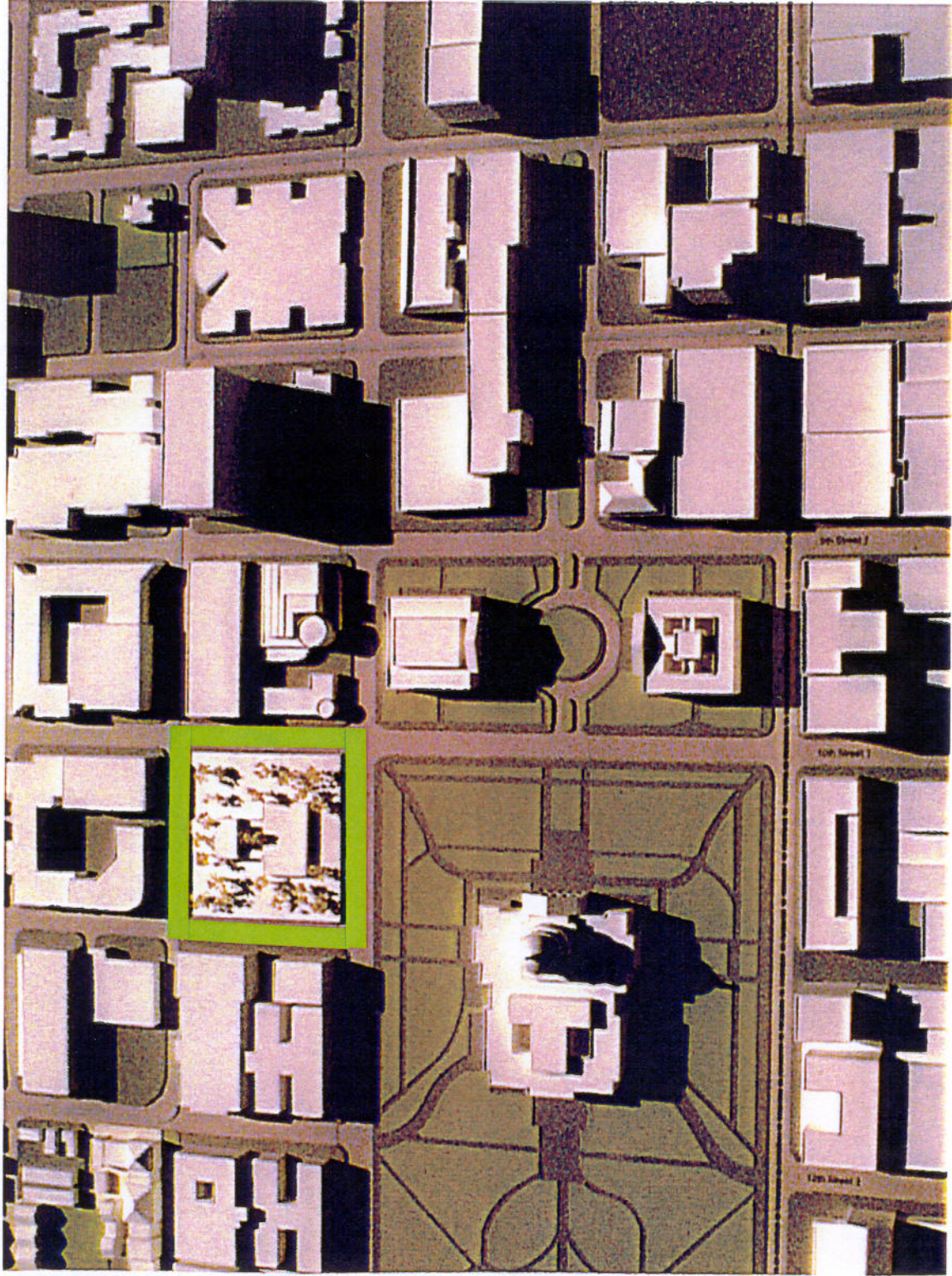
Estimated Costs*

Legislative Office Building
& Parking
(10th, 11th, N, O)

A. Site Size	2.5 acres
B. Existing Use(s)	240,000 GSF state building 137 surface parking spaces
C. Total Employees	720 (per Senate Rules)
D. Year Constructed	1939
E. Seismic Rating	Level V. Substantial structural damage: partial collapse likely; repair may not be cost effective.
F. Demolition Cost	\$5 million
G. Proposed Replacement Building Size	202,000 GSF
H. Replacement Cost to Build New	\$45 million
I. Relocation Cost	\$300,000
J. Full Modernization Cost	\$35 million Probable building upgrades: seismic retrofit (estimated at \$16 million), electrical, mechanical, hazardous materials abatement, elevators, and exterior (clean & paint).
K. Other Considerations	1) Closest site to State Capitol 2) Parking for events nearby 3) Building listed on California Register of Historical Resources
L. Relocation Alternatives	1) LOB staff to DFA building with modernization 2) Demo DFA HQ and Annex, construct new building for LOB staff 3) LOB staff to downtown leased space within close proximity to the State Capitol

* Based on conceptual costs using the following assumptions:

- G. Total employees X 250 square feet per person + 12% for tare space.
- H. \$225 per square foot (does not include land cost).
- I. \$400 per employee (excludes non-typical items).
- J. \$145 per square foot.






LOB SITE



Sacramento Central City

EDD Headquarters
(800 Capitol Mall only)
[8th, 9th, Capitol, N streets]

-  Subject Site
-  Parking / Total Spaces
-  Light Rail



EDD Headquarters (800 Capitol Mall only)

Location: 8th, 9th, Capitol Mall, N Streets
Current Use: State office building (281,000 GSF); EDD is sole tenant
Ownership: Department of General Services
Size: 2.5 acres
Comments: Would require demolition of the existing building on the site including that portion of the structure constructed in the airspace over the 8th Street right of way. Would impact the remaining EDD building between 7th and 8th Streets. Light rail is located along the west side of 8th Street. There is a light rail stop located at 8th and Capitol Mall. EDD has indicated a 74% federal equity in the land and improvements.

Pros:

- Prominent Capitol Mall location.
- Adjacent to Stanford Mansion for events.
- Sight lines to State Capitol, Tower Bridge.

Cons:

- Significant demolition cost and relocation issues.
- 722 Capitol Mall building modifications.
- Loss of state office building site.
- Federal equity buyout.
- High-rise scale along Capitol Mall diminishes prominence of Residence.
- Light rail noise (west).



Architectural & Security Analysis

EDD Headquarters
(800 Capitol Mall only)
(8th, 9th, Capitol, N)

A. Site Size	2.5 acres
B. Relationship to Capitol	One block from the State Capitol. Site could provide sight line to State Capitol.
C. Relationship to Surroundings	Site is located among period buildings. Stanford Mansion and parking lot to south. North is a major divided boulevard leading to the State Capitol. Site provides more open space between existing buildings than other proposed sites. Resources Building south of the site will cast a shadow on the majority of the site during the winter months.
D. Image	Open space to the north and south enhance scale of proposed project.
E. View Corridor	There is a view corridor between the Unruh Building and the Library & Courts Building east to the State Capitol. View corridor west up Capitol Mall to the Tower Bridge. Site offers the best view corridors of any remaining site.
F. Security Considerations	<p>Level Three Rating (<i>poses at least three protective risks that may or may not be corrected or overcome</i>).</p> <p>Issues: Heavy traffic to the south, east and westerly directions. Major light rail and bus stops for downtown and state employees. "Rooftop look down" from the remaining EDD buildings to the west as well as the Resources Building to the south and to a certain extent from a privately owned building to the northwest. Due to the symbolic walk down Capitol Mall, there would be a natural tendency for demonstrations from the Capitol to spill over to the Residence posing additional security for protective services and privacy issues for the First Family.</p>

Site Analysis &

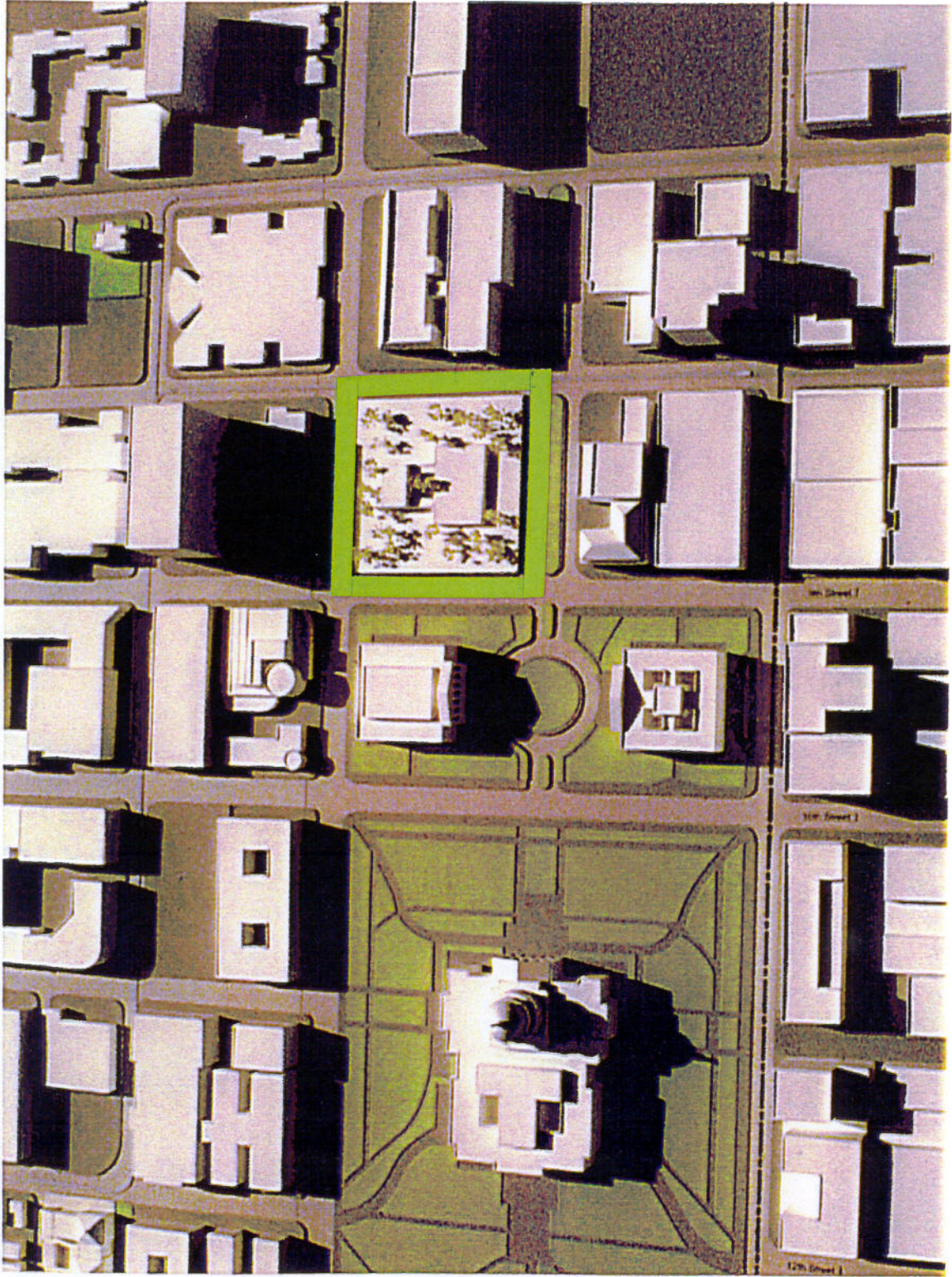
Estimated Costs*

EDD Headquarters
(800 Capitol Mall only)
(8th, 9th, Capitol, N)

A. Site Size	2.5 acres
B. Existing Use(s)	281,000 GSF state building
C. Total Employees	1,060
D. Year Constructed	1950
E. Seismic Rating	Level V. After current work: Level III Level III. Minor structural damage; repairable. Level V. Substantial structural damage; partial collapse likely; repair may not be cost effective.
F. Demolition Cost	\$9 million
G. Proposed Replacement Building Size	296,000 GSF
H. Replacement Cost to Build New	\$67 million
I. Relocation Cost	\$430,000
J. Full Modernization Cost	\$41 million; \$9 million in seismic work underway Probable building upgrades: mechanical, plumbing, electrical, fire protection, life safety, and hazardous materials abatement.
K. Other Considerations	1) Potential Federal equity buyout (\$20-31 million) 2) 722 Capitol Mall modifications
L. Relocation Alternatives	1) Construct new EDD building on state-owned land at 7 th , 8 th , O, P 2) Relocate to leased space

* Based on conceptual costs using the following assumptions:

- G. Total employees X 250 square feet per person + 12% for tare space.
- H. \$225 per square foot (does not include land cost).
- I. \$400 per employee (excludes non-typical items).
- J. \$145 per square foot.






EDD SITE



Sacramento Central City

Future Transportation
(DOT) Office Site
[11th, 12th, P, Q streets]

-  Subject Site
-  Parking / Total Spaces
-  Light Rail



Future Transportation (DOT) Office Site

Location: 11th, 12th, P, Q Streets
Current Use: Surface parking, DOT Tot Child Care Center (4,000 SF modular building), Regional Transit substation
Ownership: Department of Transportation, Department of General Services, one small (6,400 SF) privately owned parcel, Sacramento Regional Transit District parcel (1,600 SF)
Size: 2.5 acres (assumes relocation of Regional Transit substation)
Comments: A private inholding would need to be acquired to assemble site.

Pros:

- Full block site possible (2.5 acres).
- Two blocks south of State Capitol.
- Within one-mile search radius of the State Capitol.
- Easily accessible parking structure north of site.
- Residential uses on west and east sides with similar scale.
- Existing mature trees along perimeter of site.

Cons:

- Loss of future state office building site.
- Marginal location surrounded by office building and parking structure.
- No sight lines to State Capitol.
- Relocation of DOT Tot Child Care Center.
- Relocation or modification of Regional Transit Substation.
- Acquisition of 6,400 SF privately owned parcel to assemble full block.
- Mid-rise parking structure to the north (security and scale issues).
- Privately owned, six-story building to the south (security and scale issues).
- Light rail on east side of site (noise).



Architectural & Security Analysis

Future Transportation
(DOT) Office Site
(11th, 12th, P, Q)

A. Site Size	2.5 acres
B. Relationship to Capitol	Two blocks from the State Capitol's south portico.
C. Relationship to Surroundings	Two high-density CADA residential projects to the east and west. State parking garage to the north. Six-story, privately owned office building, presently leased to the State of California, to the south.
D. Image	Marginal location surrounded by office building and parking structure. Residential nature of CADA projects is favorable to the scale of the proposed project. Property does not have sight line to State Capitol.
E. View Corridor	A limited view corridor exists down 11 th Street to the south portico of the State Capitol.
F. Security Considerations	<p>Level Three Rating (<i>poses at least three protective risks that may or may not be corrected or overcome</i>).</p> <p>Issues: Heavy traffic on both the north and south sides of the site. Light rail to the east. "Look down" from the privately owned building to the south and the state-owned parking structure to the north. The parking structure could most likely be corrected with some construction. The multi-family housing that is to the east and west does present significant security issues as tenants frequently move in and out so it is difficult to determine regular patterns and neighbors. Regional Transit substation would have to be moved from the site.</p>

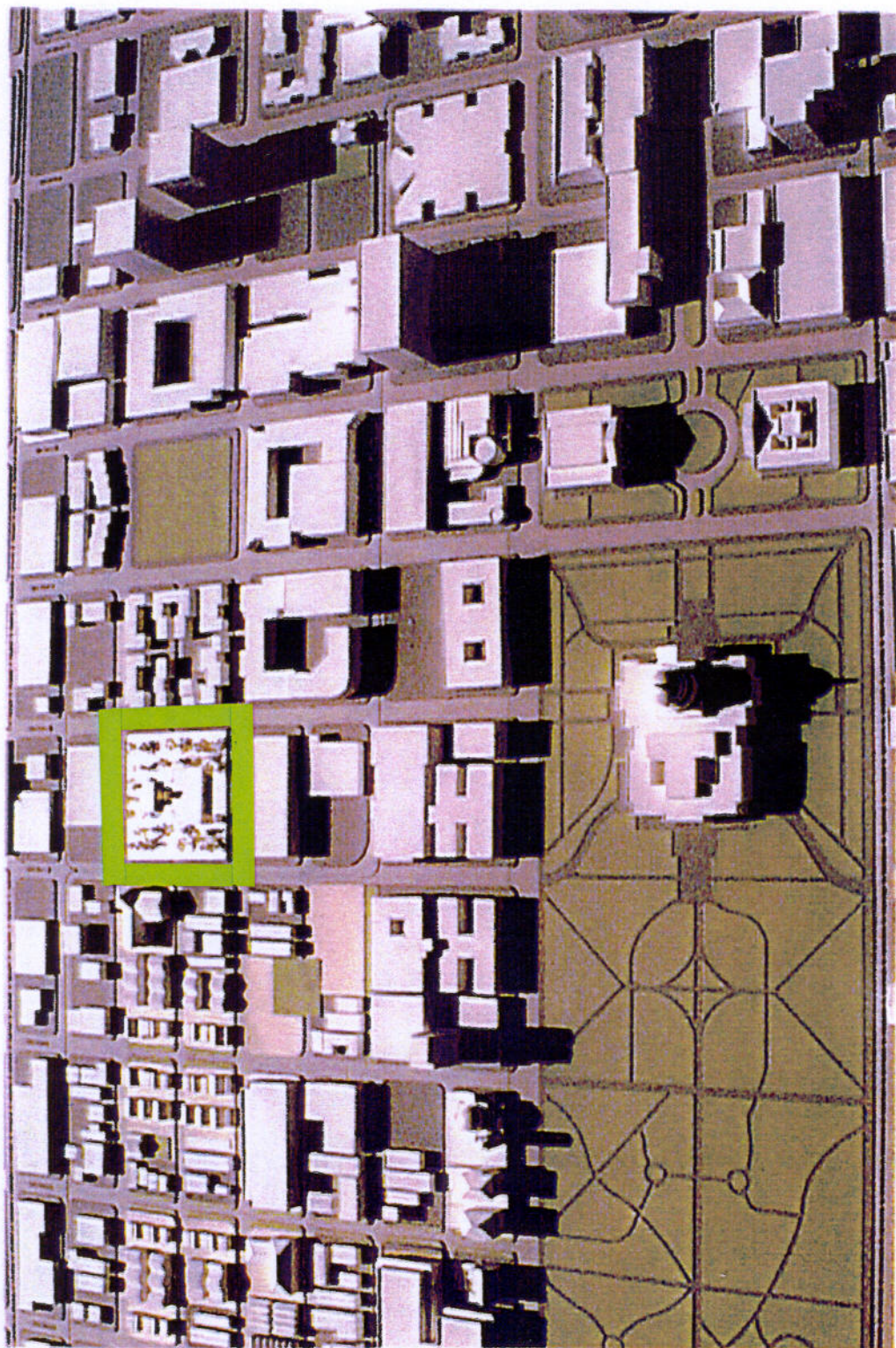
Site Analysis & Estimated Costs*

Future Transportation
(DOT Office Site
(11th, 12th, P, Q)

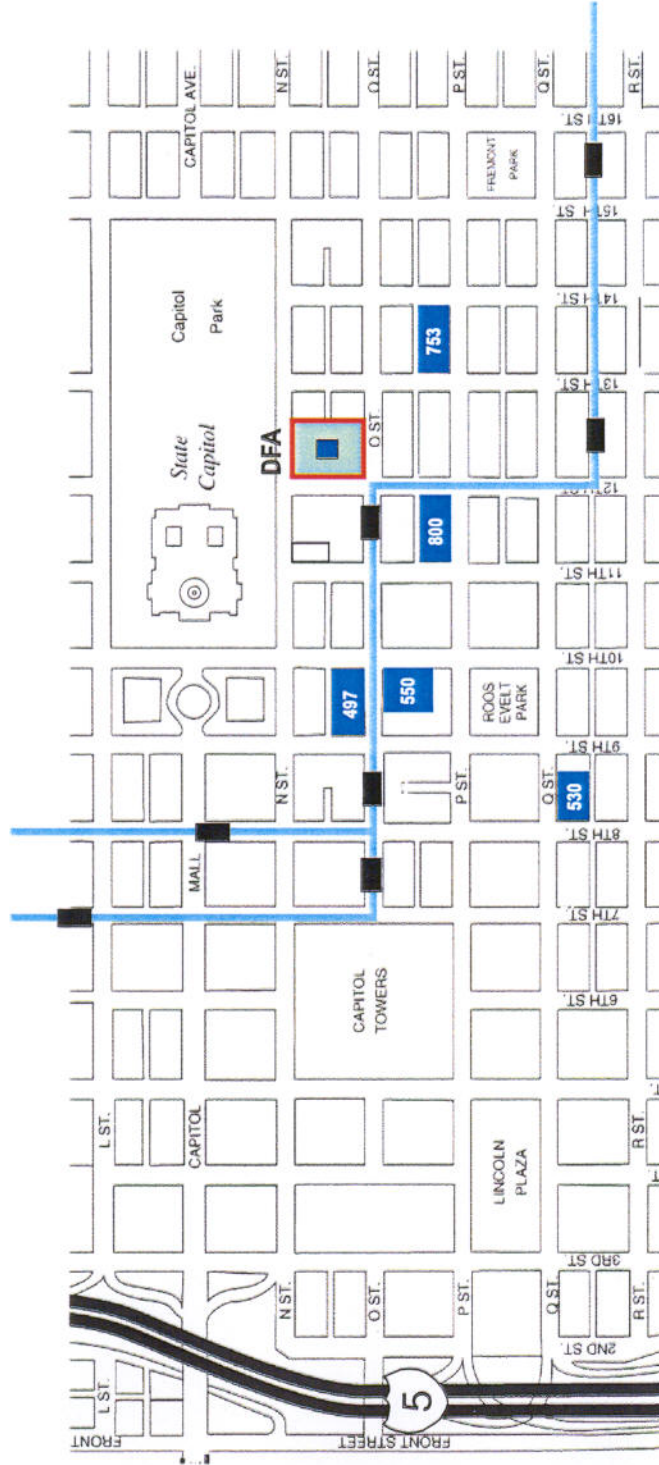
A. Site Size	2.5 acres
B. Existing Use(s)	DOT Tot Child Care Center (60 children); 230 parking spaces, Regional Transit substation
C. Total Employees	N/A
D. Year Constructed	N/A (Modular building)
E. Seismic Rating	N/A (Modular building)
F. Demolition Cost	\$200,000 to demolish DOT Tot Child Care Center and prepare site for development
G. Proposed Replacement Building Size	N/A – 4,000 SF
H. Replacement Cost to Build New	\$500,000 - \$750,000 – DOT Tot Child Care Center; \$1 million – Regional Transit substation relocation
I. Relocation Cost	N/A
J. Full Modernization Cost	N/A (no permanent state structures on site)
K. Other Considerations	1) Scale issues with buildings to north and south 2) Estimated land value: \$8 million
L. Relocation Alternatives	DOT Tot Child Care Center: 1A) Build new at SW corner of 12 th & O; 1B) Consolidate into larger child care facility developed with remodels of Resources, OB8, OB9, and Bonderson Building 2) Regional Transit substation: Relocate to new site 3) Parking: Relocate to peripheral lot

* Based on conceptual costs using the following assumptions:

- G. Total employees X 250 square feet per person + 12% for tare space.
- H. \$225 per square foot (does not include land cost).
- I. \$400 per employee (excludes non-typical items).
- J. \$145 per square foot.



FUTURE DOT SITE



Sacramento Central City

Food & Agriculture
Headquarters & Annex
[12th, 13th, N, O, streets]

- Subject Site
- Parking / Total Spaces
- Light Rail



Food & Agriculture Headquarters & Annex

Location: 12th, 13th, N, O Streets
Current Use: Two state office buildings (240,000 GSF)
Ownership: Department of General Services (Headquarters)
Department of Food and Agriculture (Annex)
Size: 1.9 acres
Comments: Building listed on California Register of Historical Resources.
Three structures would remain on the east side of the proposed block:

- Veteran's Affairs state office building
- Park Place apartment building (formerly the El Mirador Hotel)
- Thayer apartment building

Pros:

- Proximity to State Capitol.
- Sight lines to Capitol Park.
- Estimated \$42 million in remodeling costs saved if buildings demolished.

Cons:

- Significant demolition cost and relocation issues.
- Loss of state office building site.
- Three remaining buildings to the east create security, scale, and shadowing issues.
- Building listed on California Register of Historical Resources.
- Smaller site makes only reduced project scope feasible.
- Light rail noise (southwest).



Architectural & Security Analysis

Food & Agriculture
Headquarters & Annex
(12th, 13th, N, O)

A. Site Size	1.9 acres
B. Relationship to Capitol	Sight lines to State Capitol reduced by Transportation building to west.
C. Relationship to Surroundings	Site is between two mid-rise, state-owned office buildings. Site is encumbered to the east by two apartment buildings and the Veteran's Affairs state office building. Smaller site would limit setbacks from existing buildings and surrounding streets. Tall building on northeast corner of block.
D. Image	Scale is a problem due to limited size of the site and proximity to larger neighboring buildings.
E. View Corridor	Poor view of the State Capitol.
F. Security Considerations	<p>Level Five Rating (<i>poses so many security risks and issues that the Protective Services Detail cannot recommend the site for further consideration</i>).</p> <p>Issues: Because this is not a full block site, there are a variety of issues that make this site impossible to recommend from a security standpoint. There are significant "look down" issues from the Department of Veterans Affairs and Transportation buildings along with two privately owned buildings to east. Heavy vehicular traffic to the north (N Street) and the natural tendency for demonstrations from the Capitol to spill over to the Residence pose additional security issues for protective services and privacy issues for the First Family.</p>

Site Analysis &

Estimated Costs*

Food & Agriculture
Headquarters & Annex
(12th, 13th, N, O)

A. Site Size	1.9 acres
B. Existing Use(s)	240,000 GSF state buildings (2 buildings)
C. Total Employees	650
D. Year Constructed	1936 (HQ); 1950 (Annex)
E. Seismic Rating	Level III (Annex). Minor structural damage; repairable. Level IV (HQ). Moderate structural damage; substantial repair.
F. Demolition Cost	\$5 million
G. Proposed Replacement Building Size	182,000 GSF
H. Replacement Cost to Build New	\$41 million
I. Relocation Cost	\$300,000
J. Full Modernization Cost	\$22 million (HQ); \$20 million (Annex) Probable building upgrades: seismic retrofit, interior construction, mechanical, plumbing, and electrical.
K. Other Considerations	1) Estimated \$42 million in remodeling costs could be saved if both buildings were demolished 2) Building listed on California Register of Historical Resources
L. Relocation Alternatives	1) All DFA staff moves to leased space 2) DFA executive staff moves to leased space downtown, remaining staff to suburban leased space

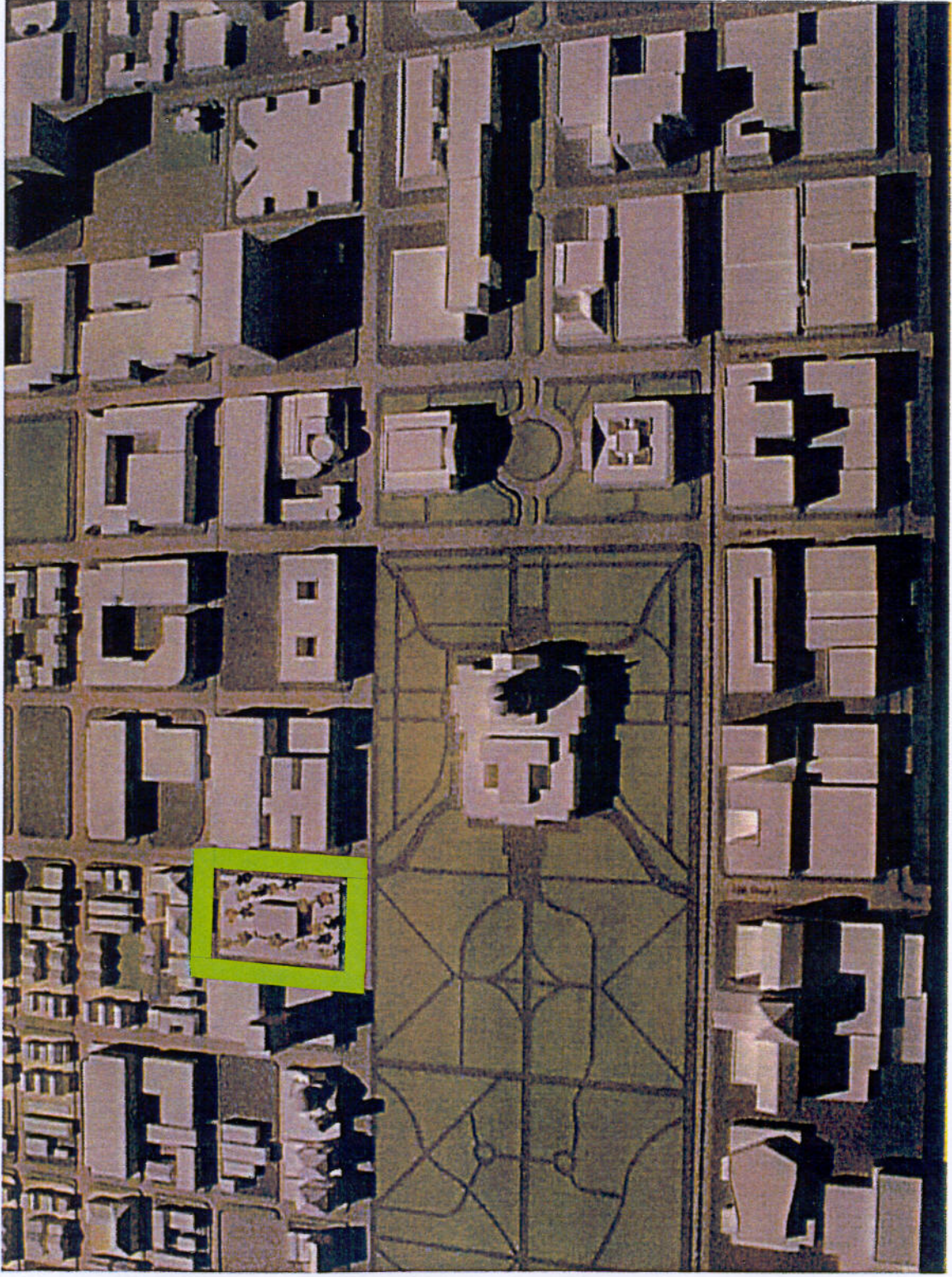
* Based on conceptual costs using the following assumptions:

G. Total employees X 250 square feet per person + 12% for tare space.

H. \$225 per square foot (does not include land cost).

I. \$400 per employee (excludes non-typical items).

J. Full modernization cost for HQ Building based on actual contractor's estimate; Annex Building estimate derived from contractor's estimate.



FOOD & AG. SITE (Reduced scope)